



**CITY OF LONG LAKE
PLANNING COMMISSION MEETING MINUTES
MARCH 12, 2019**

CALL TO ORDER

The meeting was called to order at 6:30 pm by Chair Adams.

Present: Commission Members Adams, Secord, Hughes, See, and Keating; City Administrator Weske; City Planning Consultant Imihy

Absent: None

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVE AGENDA

Commissioner Keating moved to approve the agenda as presented. Commissioner See seconded. Ayes: all.

CONSENT AGENDA

A. Minutes of the February 12, 2019 Planning Commission Meeting

Commissioner See moved to approve the Consent Agenda as presented. Commissioner Keating seconded. Ayes: all.

OPEN CORRESPONDENCE

None.

BUSINESS ITEMS

A. Public Hearing: Planning Case #2019-02/Request for a Preliminary and Final Plat for a Subdivision Located at 2260 Watertown Road (Applicant: Curt Fretham, Lake West Development)

City Planning Consultant Imihy presented. She gave a brief overview of the application to split the property down the middle and construct another single-family home on the other parcel. She explained that the lot could be split without requiring any sort of variance. She noted that there are a few issues that will need to be worked through with the City Engineer prior to recording of the final plat. She stated that staff recommends approval.

Commissioner See asked whether the Planning Commission can vote to recommend approval subject to the engineering issues all being resolved.

Planning Consultant Imihy stated that is her recommendation.

Chair Adams opened the public hearing at 6:37 pm.

Jim Benson, resident, stated that he is a neighbor and doesn't think what is being presented shows how much of this lot is unbuildable and is concerned that may change the layout of where the house can actually be built. He stated that he would prefer this lot remain vacant.

Chair Adams noted that the recommendation from staff is that those types of issues will be worked through with the City Engineer before it can move forward.

Planning Consultant Imihy noted that the developer was present if the Commission would like to ask any questions and noted that he had been in communication with the City Engineer to address the potential issues with the lot.

Steven Eggert, representing Lake West Development, stated that he has been working with the City Engineer. He reviewed the buildable area on the lot and noted that it is large enough for a building pad for the house.

Commissioner Secord asked how large of a home will be built on the lot.

Mr. Eggert stated that it will be about 80 feet by 25 feet and will be comparable to the dwellings in the area.

Planning Consultant Imihy noted that there is a 35-foot height restriction in this district so it will need to comply with that.

Chair Adams closed the public hearing at 6:41 pm.

Commissioner Keating moved to recommend the City Council approve Planning Case #2019-02 – Request for a Preliminary and Final Plat for a Subdivision Located at 2260 Watertown Road (Applicant: Curt Fretham, Lake West Development), subject to the City Engineer's conditions being met. Commissioner Secord seconded. Ayes: all.

Commissioner Keating asked if the Planning Commission would see this again when the City Engineer has finished with their issues.

Planning Consultant Imihy explained that this will move to the Council with the recommendation regarding the conditions of the City Engineer be met before it can move forward. She noted that if the engineering comments are not met and satisfied, the Preliminary Plat and Final Plat will not be approved. She stated that it will not officially come back before the Commission, but she will keep them updated so they are not in the dark.

B. Public Hearing: Planning Case #2019-04/Request for an Amendment to a Conditional Use Permit for Rowing Club Facilities for the Long Lake Rowing Crew on the Property Located at 1310 West Wayzata Boulevard (Applicant: Long Lake Rowing Crew/Amy Johnson)

Planning Consultant Imihy presented. She gave a brief overview of the application to amend their CUP to add temporary storage racks, an additional motorized boat, an additional

launching dock, expand the hours of operation, and offer rowing sprints without going through the special event permitting process. She noted that staff recommends approval.

Commissioner See thanked the Long Lake Rowing Club for being part of the community and stated that she thinks they are wonderful addition. She stated that she fully supports keeping quiet activity on the lake.

Chair Adams opened the public hearing at 6:47 pm.

Tom Skjaret, 205 Glenmoor Lane, stated that a lakeshore home is allowed one dock for the homes on the lakeshore. He asked if a precedent would be set here by allowing another dock at this location.

Chair Adams stated that he did not think so because this is a multiple use or commercial property which can have one dock for every 100 feet of shoreline.

Mr. Skjaret stated that there is a parking problem on Glenmoor Lane during special events and he would not be in favor of extending the CUP for special events without a special permit.

Chair Adams stated that Birch's has to get a special event permit for their FallFest and this would be in addition to that. He stated that for special events, a condition is that Glenmoor Lane is always posted as a no parking area, but understands that it is a constant battle.

Planning Consultant Imihy clarified that this request is just for the Long Lake Rowing Crew portion of the special event permitting.

Amy Johnson, representing the Long Lake Rowing Crew, stated that they have appreciated the support of the City over their last 5 years in the City. She explained the reasons for their request for expanding hours and the need for additional access and storage. She called the Commission's attention to the map that was included in the packet that showed where people have come from to be part of their rowing club.

Chair Adams stated that he had heard that members of the Long Lake Rowing Crew have been able to receive full-ride scholarships to Ivy League schools.

Ms. Johnson stated that this was correct and it has been very exciting to open up these kinds of opportunities for the students.

Commissioner Secord asked about the extended time to 9:30 or dusk. She asked how busy the lake is at those times of the evening.

Ms. Johnson stated that they had only asked for the extended hours for Monday through Thursday because it is typically not as busy during the week. She stated that they respect that this is a public lake and will be busier through the weekend.

Chair Adams closed the public hearing at 6:55 pm.

Commissioner See moved to recommend the City Council approve the request Planning Case #2019-04/Request for an Amendment to a Conditional Use Permit for Rowing Club Facilities

for the Long Lake Rowing Crew on the Property Located at 1310 West Wayzata Boulevard (Applicant: Long Lake Rowing Crew/Amy Johnson). Commissioner Secord seconded. Ayes: all.

C. Planning Case #2019-03/Request for the Review of a Concept Plan for a Planned Unit Development Located at 1843, 1877, 1885 and 1895 Symes Street (Applicant: Ben Landhauser)

Planning Consultant Imihy presented. She explained that all of the Downtown Village District is slated to become a Planned Unit Development which allows mixed usage as it redevelops. She stated by 2040, the whole downtown area is largely slated to be mixed use. She stated that this proposal would fit quite well into what the City has imagined for the downtown area, but will need rezoning. She stated that this is a concept plan for discussion before the full application is brought back to the City for formal review. She noted that there is no public hearing or actions that need to be taken and is simply for discussion and feedback on the concept. She stated that the applicant is proposing to combine the four parcels and build a three-story senior (ages 62+) cooperative community. She stated that a portion of the building will need a variance because a portion of the building will be higher than the 35-foot maximum height allowed in this area. She stated that the setback meets all requirements and will not need a variance. She stated that they are currently proposing a 45-48-unit building. She reviewed the parking plans including underground parking and the possible locations for guest parking.

Ben Landhauser, Lifestyle Communities, introduced himself and Tim Nichols, President of Lifestyle Communities. Mr. Landhauser gave a slideshow presentation on the background of Lifestyle Communities and their partnership with Ecumen. He explained that their proposal is for an age restricted building for active adults 62 years of age and older and reviewed some of the proposed amenities planned for the building. He gave examples of where some of their other properties are located in the State. He noted that the planned diagonal parking on the street in front of the building is a way that they had planned to assist the community by helping fill the need for additional parking.

The Commission discussed some other possible configurations for parking such as parallel or behind the building.

Planning Consultant Imihy asked if the developer would be open to the idea of applying for a variance to the setback in order to move the building back further.

Mr. Landhauser stated that it would depend on how it influences the common property line with the different commercial property owners behind the building. He stated that they are open to considering it but does not want to solve one problem by creating another problem. He stated that they are also thinking about how to manage stormwater management on this property. He gave an overview of the underground parking areas and access points and noted that overall the parking ratio is almost 2:1 if the outside parking is included. He showed renderings of the building and discussed the planned architectural elements.

The Commission discussed the height variance that would be needed.

Planning Consultant Imihy noted that there are other areas of the City where a variance would not be needed for the building because there is a 50 feet height with stepback permissible in other areas of the City.

City Administrator Weske stated that due to the grade of the land and the contour, it would exceed the 35-foot height restriction.

Planning Consultant Imihy explained that she would not recommend a variance if she felt the request was for purely economic reasons and agreed that it is a topographic reason because of the slope towards the lake.

Mr. Landhauser explained that the ceiling heights on each floor are 9 feet, but including truss space it will be 11 to 11.5 feet total.

Commissioner Secord noted that with the park across the street, this area can be very busy and sometimes noisy.

Mr. Landhauser stated that it is not very different from many of the other areas that they have buildings and gave St. Anthony Park as an example. He stated that he doesn't think there will be complaints from the people that move in because they will have direct access to activities at the park.

Commissioner Secord expressed concern about the size of the building.

Commissioner See stated that she thinks it is a good concept, but is not yet convinced that it belongs in this location. She stated that she is also concerned about its size. She stated that it would be taking a lot of green space away and does not want anything here that will adversely affect the quality of the water.

Mr. Landhauser stated that Long Lake is under the watershed district's control so everything will also need to be reviewed by them and addressed in order to get approval. He stated that they will be able to get into greater detail once the plan is further along.

Planning Consultant Imihy reminded the Commission that for the last 20 years, the Comprehensive Plans have said that this is the type of development the City has said belongs in this location and noted that there are not other places in the City that support this type of product. She asked if the Commission had any other comments for the developer that they would like to see considered that may make the proposal more amenable.

Chair Adams stated that he has concerns with the parking because currently the City does not allow diagonal or overnight parking. He stated that he is not sure why the City has decided it does not want diagonal parking because he feels diagonal parking is more efficient than parallel parking.

Planning Consultant Imihy stated that the City does not allow head in parking and this proposal is diagonal parking which is different.

City Administrator Weske noted that there is diagonal parking near the assisted living facility.

Chair Adams stated that he is attracted to the possibility of having more parking spaces available to the community in this location.

The Commission discussed watershed requirements and inspections.

City Administrator Weske suggested that there may be a way to have some rooftop greenspace in order to capture some of the water before it hits the system. He suggested that it may be a chance for a garden club for the owners.

Mr. Landhauser stated that they will consider that as an option as part of their discussion with the watershed district. He asked what the general feeling is from the Commission about the plans as presented.

Chair Adams stated that in his mind it hits the goals and the things the City has guided for this area. He stated that he thinks this will be a true benefit to the community.

Commissioner Secord stated that she still feels it looks very large on the paper, but agrees that it may fit in just right.

Planning Consultant Imihy asked if future renderings could be scaled to show things like people walking down the street so it shows a more accurate representation of the size.

Mr. Landhauser stated that they can easily do that for future renderings.

Commissioner Secord stated that would be helpful and noted that it was a beautiful building.

D. Receive Memorandum from Planning Consultant Regarding Planned Unit Developments, Update Regarding PUD Zoning Code Amendment Project

Planning Consultant Imihy presented and noted that she had also presented her memorandum to the EDA last month. She reviewed some of the things that a PUD can provide and how the PUD approval process works through the City. She reviewed the PUD plans for the Downtown Village Area and noted that all new development or redevelopment must become a PUD. She expects the City to be seeing more and more of these applications that will trigger the PUD in the Downtown Village Area. She stated that as staff has taken a look, there are a few things within the PUD ordinance that need to be fixed and noted one of the areas that needs a closer look is building height restrictions. She stated that one of the other things that they are thinking of removing are the prescribed setbacks.

Commissioner See asked why the setbacks were originally included in the PUD ordinance.

Planning Consultant Imihy stated that the setback from ordinary high-water mark is a state statute, so that will remain. She stated that removing the prescriptive setbacks will allow the City to have earlier conversations with developers in order to allow flexibility in moving things around on the site. She stated that, to her, a PUD should have flexibility with regard to setbacks.

Commissioner Keating stated that the Commission went through and reviewed all the zones last year and decided they should all stay the same. He asked if she was suggesting that this area change from all the current zoning designations and become a PUD zone.

Planning Consultant Imihy stated the answer was a bit of a yes and no. She stated it would all be a PUD, but the zoning district that still existed for that use would remain which would allow for mixed use. She gave an example of the underlying zoning of commercial having a majority of commercial uses, but the PUD would allow for there to also be some residential. In Long Lake, PUD is a zoning district.

City Administrator Weske stated that the PUD district would not take away any allowed uses, but would allow for flexibility within them.

Planning Consultant Imihy stated that the plan is to repeal the existing PUD ordinance next month and replace it with an updated, cleaned up version. She noted that the Planning Commission will be receiving a draft copy at their next meeting. She stated that some of the changes are simply to modernize it with smart technology language and noted that the new document will make it much easier for the developers to walk through the process.

OTHER BUSINESS

A. Council Liaison Report

Council member Skjaret gave a brief overview of discussion at the February 19, 2019 Council meeting. He noted that the City finally owns the former BP station and discussed short term and long term planned remediation and cleanup on the site. He gave examples of the different possibilities for the use of that property. He advised that TIF funds were used in order to purchase the property.

He stated that after a lot of discussion, the Council also approved some variances for the Safeway Storage facility expansion. The Commission expressed their disappointment and stated that this was not in keeping with the vision for the entrance of the City.

Council member Skjaret stated that the March 5, 2019 Council meeting was pretty quiet and shared an overview of Council discussion regarding special event parking near Birch's; reported that the Council had received an update presentation from Jim Lundberg of the LMCC; advised that the Council also approved their goals for 2019; and reported a liquor license transfer had been approved for the San Pancho restaurant because it has changed ownership.

Council member Skjaret stated that he also wanted to echo Chair Adams' comment that he personally feels the proposed development by Zvago is the best possible use for this property.

B. Commission Member Business - None

C. Staff Business - None

ADJOURN

Commissioner Keating moved to adjourn the meeting at 8:35 pm. Commissioner See seconded. Ayes: all.

Respectfully submitted,

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Scott Weske
City Administrator